

# ITEM 19 a)

## MINUTE EXTRACT

Time began	6.00pm
Time ended	7.00pm

### COUNCIL CABINET 6 JULY 2010

Present: Councillor Jennings (Chair)

Councillors Grimadell, Holmes, Ingall, Marshall,  
Poulter and Williams

In attendance Councillor Bayliss and Allen

This record of decisions was published on 8 July 2010. The key decisions set out in this record will come into force and may be implemented on the expiry of five clear days unless a key decision is called in.

## Matters Referred

### 24/10 Accommodation Strategy

The Council Cabinet considered a report on Accommodation Strategy. The report gave details of the current design proposals for the refurbishment and extension of the Council House to meet all of the central customer service, office and civic accommodation needs of the Council and provides an updated budget estimate for the whole scheme including decant costs.

The Council Cabinet also considered a report of the Scrutiny Management Commission setting out the views of the Commission.

The Commission resolved to make these recommendations to Cabinet.

1. To note that significant changes were made to the architects' designs since a presentation to the Conservation Area Advisory Committee, so it is important to understand that the plans shown to the SMC have not been endorsed by CAAC. However, CAAC will have another formal opportunity to consider the final proposals as part of the planning application process.
2. The *general* aim of the scheme should be to maximise the building and its surroundings for community use.
3. The *specific* wish is to open up the river frontage, possibly including a patio linked to the planned café and available for hire, for events like

weddings, which could be an income generator. However, the Council should only proceed with opening up the river frontage if that is compatible with building security.

4. Members believed the presentation need to show more details and images of the Council Chamber including size, space layout and the provision of ICT. There is a need for Members to be able to see and fully discuss the options for the Chamber.

## **Options Considered**

Options for alternative accommodation for both the main administrative functions and decant space had been detailed in previous reports.

## **Decisions**

1. To recommend to Council approval of the design proposals and proceeding with the detailed design and tender for the scheme.
2. To approve scheme commencement of the alteration and refurbishment of the decant space at Albion Street and Heritage Gate in preparation for staff moving out of the Council House later this year.
3. To recommend to Council approval of the £1.3m additional unsupported borrowing as detailed in Appendix 1 of the report.
4. To approve the revised capital and revenue budgets, as detailed in Appendix 1 of the report.
5. To approve the budget transfer of £1.4m from the corporate cost / inflation contingency budget to the Accommodation Strategy revenue budget 2010/11.

## **Reasons**

1. After a full options appraisal, the refurbishment of the Council House was the most cost effective and fit for purpose option of meeting the Council's accommodation needs for the next 50 years and would realise the following benefits...
  - the modernisation and retention of a landmark city centre building
  - a much improved, open plan and spacious customer service area that matches our customers' needs
  - a building fully accessible for people with disabilities
  - the optimised usage of space by changing the ways we work Including maximising the use of desks, computers and telephones known as 'Derby Workstyle'. This would significantly reduce the amount of office space we needed with consequent working, cost and energy efficiencies
  - greatly improve the staff and Member working environment

- contribute significantly towards the Council's commitment to tackling climate change by reducing its carbon footprint
  - remove the maintenance backlog for administrative buildings which had been a financial burden on the Council's budgets for many years
  - release St Mary's Gate to allow the regeneration of the St George's quarter in line with Cityscape's master plan proposals
  - release Roman House for disposal and save the current leasing costs paid by the Council for other accommodation at Heritage Gate and elsewhere within the city centre
  - contribute significantly to the delivery of the Council's transformation change programme – 'one Derby one council' savings.
2. Given the extent of the proposed refurbishment, it would not be possible to occupy the Council House whilst work was carried out and all Members, staff and customer services would relocate into decant space within the city centre. The decant was being carefully planned so there would be minimum inconvenience for our employees and customers. and maintenance of the golf courses.

- Extract ends -